

**District V Advisory Board  
Meeting Minutes  
December 01, 2008**  
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The **District V Advisory Board Meeting** was held at 6:30 p.m. at the Auburn Hills Golf Course Clubhouse, 443 S. 135<sup>th</sup> St. W. In attendance were ten (10) District Advisory Board members, nine (9) staff and approximately forty (40) citizens with two (2) signing in.

**Members Present**

Councilman Jeff Longwell  
Mike Hill  
Joey Ellzey  
Jay Buckmaster  
Darrell Leffew  
Wendi White  
Dana Brown  
Kelly Watkins  
Pat Ream  
Logan Fritz

**Staff Present**

Officer Robin Douty, WPD  
Battalion Chief Mike Maddox, WFD  
Lieutenant Randy Scott, WFD  
William Longnecker, Planning  
Megan Buckmaster, Neighborhood Assistant  
Deb Legge, Office of Central Inspection  
Julie Irvin, Office of Central Inspection  
Harlan Bascombe, Office of Central Inspection  
Megan Buckmaster, Neighborhood Assistant

**Members Absent**

Bryan Frye  
Mike Bell  
Jay Flinn

**Guests**

Listed on last page

**Order of Business**

**Call To Order**

The meeting was called to order at 6:32 p.m.

**Motion was made to approve the minutes from the November 03, 2008 meeting. Motion passed 8-0.**

**Motion was made to approve the agenda for the December 01, 2008 meeting. Motion passed 8-0.**

**Public Agenda**

**1. Scheduled items**

No items scheduled

**2. Off Agenda items**

**Hank Price, Board Member, Wichita Kennel Club.** Spoke in regards to the City of Wichita's

Rabies Vaccination yearly requirement for dogs. Asked that the requirement be changed to every 3 years or there be no city “statute” for the rabies vaccination- that the frequency is left for the owner and veterinarian to decide.

**Action: Receive and file**

### **Staff Presentations**

#### **3. Community Police Report**

**Officer Robin Douty, CP**, reported on beats 16, 18, 19, and 199.

- ✓ *Beat 16*: There is an increase in police presence @ Town West due to increased traffic and car break-ins.
- ✓ *Beat 18*: no report
- ✓ *Beat 19*: There is a slight increase in stolen vehicles. The popular car seems to be Hondas and Acura’s. The cars are either warming up in the driveway or garage or at gas stations when stolen. This is a city wide concern. The Sonic at 21<sup>st</sup> and Tyler has not been a problem most likely due to the change in weather.
- ✓ *Beat 199*: In mid November there was a special assignment where police used undercover rental cars and patrolled suspicious character homes for activity.
- ✓ Introduction of S.C.A.T. Officer Bradley Crouch out of Patrol West.
- ✓ CP Officers delivered 11 turkey dinners in west Wichita for the Thanksgiving Holiday.

**Action: Receive and file.**

#### **4. Wichita Fire Department Report**

**Battalion Chief Mike Maddox and Lieutenant Randy Scott, WFD**, presented information from the Fire Department.

- ✓ There are 14 new recruits graduating on December 12<sup>th</sup>. The Department is hoping for 2 new classes with 12 members each.
- ✓ 75% of calls are for medical emergencies. Fire Department staff played out a scenario demonstrating the importance of knowing CPR and rescue techniques.

### **New Business**

#### **1. Concept Design for Kellogg from 111<sup>th</sup> to 143<sup>rd</sup> (119<sup>th</sup> & 135<sup>th</sup> Interchanges)**

**Paul Gunzelman, Traffic Engineer, Public Works**, and presented on the history of the project. **Dave Hubbard, P.E.C.**, presented the concept design of the project. The design allows for a 2 mile extension of the current 6 lane freeway, Hwy 54, Kellogg Rd., to the West: 111<sup>th</sup> Street West to 143<sup>rd</sup> Street West.

**Joey Ellzey** questioned the association of the project at 135<sup>th</sup> and Kellogg. **Hubbard** responded that is a separate project funded by city, County and KDOT dollars. They are constructing

frontage roadway to 135<sup>th</sup> and installing a traffic signal. When the West Kellogg expansion project is completed the traffic signal will be removed.

**Wendi White** asked about the traffic signal at 119<sup>th</sup>. **Hubbard** responded that the 119<sup>th</sup> signal would be removed as well.

**Ellzey** asked why the Maize and Kellogg u-turn is different than the others. **Gunzelman** responded the Maize and Kellogg u-turn was constructed different because of the amount of cars that use the u-turn to enter Kellogg headed east. There is a heavy right turn – north bound movement so they created one less lane to merge onto Kellogg for safety reasons.

**Pat Ream** asked about funding for the project. **Gunzelman** responded the funding would come from LST: Local Sales Tax dollars. The project is not in the current CIP, but as the CIP is reviewed and changed next year, the project will be included 10 years out.

**A motion to recommend Council approve the design was made. The motion passed with a vote of 8-0.**

**Action: Move forward to Council for approval.**

## **2.ZON2008-00061/CUP2008-00044**

**Bill Longnecker, Planning**, presented on the request to change from SF-5 Single-family Residential (“SF-5”); approved for LC Limited Commercial (“LC”) and DP-295 Stonebridge CUP with a plat extension to June 6, 2009GC to General Commercial (“GC”) and Amendment #1 to DP-295 located on the southeast corner of Maize Road and 37<sup>th</sup> Street North. The proposed use is for commercial development. **Longnecker** reviewed the staff report details.

The current application (Amendment #1) requests the 12 following changes: 1) Divide Parcel 11 into two parcels, 11a and 11b (General Provisions 2, 3A and B); 2) Re-zone Parcel 11b from LC to GC General Commercial (“GC”) (GP 3B); 3) Parcel 11a would allow all LC uses except correctional placement residential, limited, adult entertainment, pawn shop, asphalt or concrete plant, limited, and outdoor storage (GP 3A); Parcel 11b would allow all uses in the GC district except correctional placement residence, limited and general, adult entertainment, pawn shop, asphalt or concrete plant, limited, recycling processing center, animal care general, boarding, breeding or training kennel, hobby kennel, printing and publishing, general, outdoor recreation and entertainment, recreational vehicle campground, riding academy or stable, sexually oriented business, tattooing and body piercing, vehicle and equipment sales, except that construction equipment rental yard and yard maintenance rentals are permitted, vehicle repair, general, manufacturing, limited and general and welding and machine shop (GP 3B); 4) increase the permitted gross floor area ratio from .30 to .32 (GP 2); 5) replace the standard parking minimum from four spaces per 1,000 square feet to a requirement to provide a minimum of 450 spaces for parcels 11a and b (GP 11B); 6) defer installation of the masonry screening wall along the south side of Parcel 1 for four years and waive the masonry wall if the tract to the south of Parcel 1 is developed non-residentially (GP 8F); 7) install a 14-foot tall wooden fence with brick support columns every 50 feet along the south and east side of Parcel 11b (GP 8G); 8) Parcel 11b shall be permitted signage per the GC district (GP 10K); 9) exempt Parcel 11b from the architectural

controls applicable to the rest of the CUP (GP 4); increase the height of lighting standards from 25 feet to 27 feet (GP 7D); 10) permit outdoor storage as allowed in the GC district (GP 8D); 11) delete the prohibition regarding overhead doors located within 200 feet of residential zoning (GP 3A) and 12) eliminate the wall along the southern Parcel 11a property line.

**Pat Ream** asked for clarification on change #3. Why allow some uses and not others.

**Longnecker** responded there was a specific user targeted for this property and the allowable and dis-allowable uses listed were specific to that user.

**Joey Ellzey** asked about the distance from Parcel 11b to the elementary school playground.

Would this become a school/ playground security issue? **Longnecker** responded that a 14 foot wood fence would visually secure the property. On the school side there was a drainage detention area that provided distance between the property and the school property.

**Wendi White** asked about the aesthetics of a 6-8 foot wall butting against the new elementary school site. **Longnecker** responded there would be additional landscaping to soften the wall.

**Longnecker** also pointed out change request #7: constructing a 14 foot wooden fence instead of the required 6-8 foot masonry wall.

**Ellzey** commented on the security and maintenance of a wooden fence. **Mark Buckingham, MKEC, agent for the applicant**, responded the plans are for a home improvement type of facility. The yard would be used for outdoor storage; retail and lumber yard. There would be a canopy against the 14 foot walls for storage. The building would be set back 35 feet from the wall that butts against the school property. The entrance would be on the north-east corner.

**Ellzey** also asked about the current plan to widen 37<sup>th</sup> Street; have exits and entrances been considered? **Buckingham** responded that the same firm is working on both projects so they would be coordinated.

**White** asked about the start date of the project. **Buckingham** responded utility work would start late winter or early spring.

**Mike Hill** asked if MKEC or the applicant had met with the Maize School District. **White** added that she is on the site council and had not heard about this project at all. **White** also asked if this would/ should go to the School Board. **CM Longwell** responded that the board does not get involved in zoning cases. **Longnecker** added that the Maize District was on the notification list and had not responded yet.

**Homer Price, 8154 W 16<sup>th</sup>**, remarked about the canopy attached to the 14 foot fence; when did a fence become a wall? Another member of the audience agreed; if there is a “lean-to” it becomes a wall. Shouldn’t a second fence be required?

**Ellzey** asked what the city’s stance on a lean to is. **Longnecker** responded it is a structure- because of the height the city has allowed walls to act as screening- usually storage.

**A motion to approve per staff recommendation was made. There was no second- motion died.**

**A motion to not approve the request with the current information/ plan was made. A suggestion to return to the DAB with alternate buffering/ fencing, address traffic and noise concerns, and an attempt to contact/ work with the Maize School District was made. The motion passed 6-2**

**Action: Case will return to DAB V in January, 2009.**

### **3.ZON2008-00066**

**Bill Longnecker, Planning**, presented on the request to replace multiple Protective Overlays and a Restrictive Covenant to adjust uses allowed and development standards located between Ridge Road and Summitlawn Drive, south of Maple Street. The proposed use is to allow additional uses and change development standards. Planning staff do not recommend approval of the proposed Protective Overlay request. They do recommend approval with the following changes:

- A. No off-site or portable signs shall be permitted on the subject property. No signs shall be permitted along the face of any building or along any street frontage that faces or is across the street from any property that is in a residential zoning district.
- B. Light poles shall be of the same color and design and shall have cut-off fixtures which direct light away from any abutting or adjacent properties that are in a residential zoning district. Light poles shall be limited to a maximum height, including the base of the light pole, of 14 feet. Light poles shall not be located within any setbacks.
- C. Outdoor speakers and sound amplification systems shall not be permitted except for drive-thru and order boards.
- D. No buildings shall exceed one story in height with a maximum building height of 25 feet.
- E. A 6-foot high masonry wall shall be constructed parallel to the east property line where property in a residential zoning district is across the street from the subject property. The masonry wall shall be setback from the property 20 feet, and a 20-foot deep landscaped street yard shall be provided adjacent to the entire length of the east property line on the east side of the masonry wall.
- F. The following uses shall not be permitted: adult entertainment establishment; group residence; correctional placement residence; recycling collection station; reverse vending machine; car wash; convenience store; night club; recreation and entertainment; service station; tavern and drinking establishment and vehicle repair.

**Kirk Miller, K- Miller, agent for the applicant**, commented on the height restriction. The applicant is asking for 35 feet max only for architectural design. The applicant is trying to get this re-platted into 1 property and remove old P.O.'s. Regarding the landscaping, the applicant is asking for the requirement of 20 feet before the masonry wall be lessened to 10 feet because of lost space due to the right turn lane (southeast corner) onto Maple off of Ridge.

**Willford Stump, 400 S. Schouler**, questioned the traffic flow. Currently cars cut through on Summitlawn to avoid the Maple and Ridge light. In order to get to this location, traffic on Summitlawn will increase. **Stump** also questioned why he was not notified of the case when a neighbor several blocks away was. **Longnecker** responded notices are sent out via a list

prepared by a title company to a 250 feet surrounding area adjacent to the case property.

**Ellzey** reminded the DAB that they had previously approved LC zoning for properties just south of the case property.

**Joanne Forrester, Willo-Esque**, referred to the shopping mall on the north east corner of Maple and Ridge. Because there is no middle road dual turn lane cars will block traffic headed west on Maple to turn into the property.

**Ellzey** commented he is tired of looking at a vacant lot on this corner. Any development will be an improvement.

**A motion to recommend Council approve the project per staff recommendation was made. The motion passed 8-0.**

**Action: Move forward to Council for vote.**

### **3.Neighborhood Inspection**

**Deb Legge, Neighborhood Inspection-Supervisor, Julie Irvin-Field Supervisor, and Harlan Bascombe-Field Supervisor, OCI**, presented information about Condemnations, the Vacant and Neglected (building) Registrations program, and Abatements (tall weed & grass, junk & debris and inoperable vehicles). Some statistics shared were:

- ✓ At the end of September 2008- 984 neglected building cases had been opened. 74 of those were torn down, 213 were in the penalty phase with the state. 345 Unoccupied properties had registered with a plan of intent.
- ✓ From January 01, 2008-October 25, 2008 4953 Environmental Nuisance cases had been opened. 3020 of those were closed. 189 went into abatement.
- ✓ In 2008 there were 2455 Tall grass and weed cases, 2349 were closed and 1384 went to abatement- that is a lot of grass being mowed.
- ✓ In West Wichita 70 inoperable vehicles were ticketed and only 7 had to be towed.

**Darrell Leffew** thanked the staff for their hard work this year.

**White** asked what could be done about old appliances. **Legge** responded that they deal with such cases with the nuisance code.

## **Board Agenda**

### **Board Updates and Issues**

#### **CM Longwell:**

- ✓ City Manager selection. Mayor Brewer, Vice Mayor Schlapp and CM Gray are handling the negotiations.
- ✓ The District V Breakfast is this Saturday at 9:30 a.m. at the new Family Health and Rehab Center on Maize Rd.

✓ There is a new Transit Advisory Board in place.

**Action: Receive and file.**

**With no further business, the meeting adjourned at 8:36 p.m.**

Respectfully submitted,  
Megan Buckmaster, Neighborhood Assistant

**Guests**

Mark Buckingham	411 N Webb road
Homer Price	8154 W 16th